WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064702 DEEDWARR
10/25/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20231025-0083584

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Chelsea Sloan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Virginia Boics	**New Owner**	104 01 0 202.00
(NAME)	(NAME)	
142 39th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **William David Lankford, III and Morgan Broussard Lankford, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Virginia Boics**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Part of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William David Lankford III and Morgan Broussard Lankford, Husband and Wife from 39th Avenue LLC, a Tennessee Limited Liability Company by Warranty Deed dated August 27, 2020 and recorded on September 1, 2020 in Instrument No. 20200901-0099054, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 142 39th Ave. N, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of October, 2023.

William David Lankford, III

Morgan Broussard Lankford

STATE OF Louisiana

COUNTY OF Lincoln

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William David Lankford, III and Morgan Broussard Lankford, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2023.

Notary Public

My Commission Expires: at Death

(SEAL)

ROBERT E HARRIS JR NOTARY PUBLIC COMMISSIONED FOR LIFE NOTARY ID NO. 86191 OUACHITA PARISH, LA

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

_____.

Date

Tonya Loftin

Affiant Signature

October 24, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of October, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)